

***Village of Barrington
Architectural Review Commission
Minutes Summary***

Date: April 13, 2006

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: John Julian III, Chairperson
Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Marty O'Donnell, Commissioner
Mimi Troy, Commissioner
Stephen Petersen, Commissioner

Staff Members: Jim Wallace, Director of Building and Planning; Brooke Zurek, Planner.

Call to Order

Mr. Julian called the meeting to order at 7:08 p.m.

Roll call noted the following: John Julian III, Chairperson, present; Joe Coath, Vice Chair, present; Karen Plummer, present; Marty O'Donnell, present; Mimi Troy, present; Stephen Petersen, present; Lisa McCauley, absent.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. Julian announced the order of proceedings.

Old Business

ARC 06-05 168 Northwest Highway, (Non-Historic) Public Hearing
Petitioner: J. Lynn Williams, Warren Johnson Architects.

Following the preliminary hearing on March 9, 2006 the ARC gave the petitioner recommendations to explore on the proposed plan.

Lynn Williams from Warren Johnson Architects now appears with the changes made for the proposed plan seeking approval to redevelop the site.

Ms. Williams presented the details of the changes made. She stated they have made all the changes recommended except the brick which will remain dark red in color. The brick is Remington by Hanson.

Ms. Williams displayed samples of the brick, stone, and roofing material.

Ms. Zurek presented the staff report.

The ARC discussed the colors of the materials.

Mr. Julian asked if the roof, doors, and windows are the same color.

Ms. William replied that is what they would like. The roof is Kynar 500 in Brandywine. The stone and fixture color is buff and the windows will be Kawneer java brown.

Mr. Julian stated he is worried about the color of the roof fading over time and suggested considering changing the color.

Mr. Julian noted that the band above the windows is not carried above the south elevation.

Mr. Julian asked the commission if they are ok with the band as it is.

The consensus showed that it is acceptable.

The cornices were discussed and it was determined that a profile piece (CR-127) would be added for detail interest.

The landscaping was discussed.

Mr. Wallace informed the ARC that a variation was approved for the landscaping plan.

Ms. Zurek suggested the ARC get clarification on the signage.

Ms. Williams clarified the sign would be white opaque plastic face letters in a metal casing, internally illuminated. The sign background would be the red brick.

Mr. Julian stated he would like to see an off white used for the letters instead of the stark white planned. The committee determined that they find the white acceptable and would not require a color change.

The lighting was discussed and found to be acceptable.

Ms. Zurek reviewed points noted during discussion:

1. The roof color shall match the window and door color.
2. Cornice profile that matches CR-127 shall be used on the frieze board.
3. The tower cornices shall have gutters that are buff in color.

Ms. Troy moved to approve ARC 06-05 with conditioned noted. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy, Petersen. Nay: None. Motion carried.

ARC 06-08 Picture Master, 401 East Cornell Avenue (Non-Historic) Public Hearing
Petitioner: Steve Thomas, Reed Architects

The petitioner was before the ARC on March 9, 2006 for a preliminary meeting for the redevelopment of a commercial site. The ARC recommended changes to the plan. The petitioner now comes before the ARC for a public hearing.

Mr. Thomas gave an overview of the changes made:

1. The EIFS has been replaced by brick.
2. The cast stone sills on the proposed addition match the existing building
3. Quartz flood lights on the building are existing.
4. Industrial style mercury lights that are brown in color will be used in the parking lot.

Ms. Zurek presented the staff report. She suggested discussion on the compatibility of the parking lot fixtures with the overall site.

The ARC discussed the lighting and found it acceptable for the site.

Mr. Petersen made a motion to approve ARC 06-08 subject to amendments to the Village Board. Ms. Plummer seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy, Petersen. Nay: None. Motion carried.

New Business

ARC 06-12 Merritt Garage 106 West Lake Street (Historic) Public Hearing

Petitioner: Kris Merritt, Owner

The petitioner is seeking a certificate of appropriateness for the construction of a non-contributing new detached garage in the rear yard.

Mr. Merritt gave an overview of the proposed plan to construct the garage.

Mr. Julian asked if there were any public comments. There was no one from the public who wished to speak.

Mr. Julian asked if there was a consensus on whether this is a contributing site. All agreed it is contributing.

Ms. Zurek presented the staff report.

Mr. Petersen asked about the windows.

Mr. Merritt explained they would be wood windows.

Ms. Troy asked if the soffit detail would match the house.

Mr. Merritt stated it would match the house.

Mr. Petersen asked about the fascia and if gutters are planned.

Mr. Merritt stated it would be a 1x6 cedar fascia and no gutters are planned at this time.

The window on the front of that garage that is offset was discussed.

Mr. Merritt stated it has to be offset due to the limited space on the site and the ability to pull into the garage.

Mr. Coath stated he would like to see a bigger frieze board, possibly a 1x8. He also discussed the stone proposed and asked if it is real stone or cultured.

Mr. Merritt stated it is real and will match stone used on the house.

Mr. Petersen discussed the cupola and stated he doesn't like it with an arched window.

Ms. Zurek noted the points discussed:

1. A 1x8 size fascia board shall be used.

2. 5/4 x 4 trim boards shall be used on windows and doors a 1-1/2 inch sill shall be used on windows.
3. The fascia shall have a crown if no gutters are planned.
4. A 1x8 frieze board shall be blocked out to 1 1/8" depth.
5. The use of stone is not required, however, if it is used it shall be no higher than the top of the foundation.
6. Recommend using a double hung window next to the garage door.

Mr. O'Donnell made a motion to approve ARC 06-12 with changes noted. Ms. Troy seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy, Petersen. Nay: None. Motion carried.

ARC 06-11 Carter Residence, 240 W. Lake Street (Historic) Public Hearing
Petitioner: Kevin Carter, Owner; Len Kutyla, James & Kutyla Architecture

The petitioner is proposing to add a two story addition and a one story four season room to the rear of the existing home. Additionally, the petitioner is proposing demolition of the existing detached garage and construction of a new detached garage in the rear.

Mr. Carter gave an overview of the plans.

The petitioner was granted approval from the ARC on January 22, 2004 for the alterations. The work was not completed and the COA expired. The plans have changed slightly and the petitioner is seeking approval for the revised plans.

Mr. Julian asked what the changes are on the new proposed plans.

Mr. Carter stated the changes:

1. The west side entrance
2. The 3 season room
3. The garage is now smaller
4. The chimney
5. The 2-story bay window on the east side.
6. The pitch of the garage roof

Mr. Julian stated his concern is with the differentiation between old and new.

Mr. Petersen pointed out some issues he has with the design.

1. Three different windows used on different elevations.
2. Rear porch is missing an overhang that matches the front porch.
3. Dormers on the garage seem excessive.

Mr. Kutyla stated there are some drawing errors. He stated the windows are the same, and not different sizes as they appear.

Ms. Plummer stated that the windows on the north elevation above the exit door look too modern.

Mr. Kutyla stated that is drawing error.

Ms. Troy stated that she is concerned with too much historical material is being removed from the back of the house.

Mr. Julian agreed he is also concerned with the historical material removal and that there is not much differentiation between old and new. He added that additions can acquire historical significance.

Mr. O'Donnell suggested a site visit.

Mr. Julian agreed that is a good idea.

A site visit is scheduled Tuesday April 18, 2006 at 9am. Mr. O'Donnell, Mr. Coath, Mr. Carter, and a member of staff will visit the site.

Mr. Coath suggested using a double hung instead of a bay on the west elevation.

Mr. Kutyla agreed that is a good suggestion.

Ms. Zurek read the points noted during discussion:

1. Windows on the rear one story shall be the same size.
2. The overhang on the 3 season room shall have an overhang that matches the front porch.
3. Different proportions shall be explored for the excessive dormers on the garage.
4. A site visit shall be done to determine the condition of existing addition and if it has historic significance.
5. A double hung window shall be used on the west elevation instead of a bay.
6. Ways to show a distinction between old and new shall be investigated.

Ms. Zurek suggested discussing other points noted in the staff report such as the garage.

Ms. Zurek suggested discussing the garage doors so that the petitioner would have some direction for the final.

Mr. Julian stated that the garage doors should be three single bays instead of one double and one single.

Mr. Carter explained that it is a tight fit and a double door was used to make it easier to get in and out.

Mr. Petersen moved to continue the public hearing for ARC 06-11 to May 11, 2006. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy, Petersen. Nay: None. Motion carried.

ARC 06-13 Cushwa Residence, 410 South Grove Avenue (Historic) Public Hearing
Petitioner: David Cushwa, Owner; Joe Coath, Shaffer, Coath, & Potter Architects, Ltd.

The petitioner is proposing alterations to the rear and side elevations including adding new bay box and double-hung windows, removing existing double-hung windows, and replacing a door.

Mr. Coath recused himself due to a conflict of interest.

Mr. Cushwa gave an overview of the proposed plan.

Mr. Julian asked if there were any public comments. There were none.

Ms. Zurek gave the staff report.

Mr. Petersen moved to approved ARC 06-13 as submitted. Ms. Troy seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy, Petersen. Nay: None. Motion carried.

ARC 06-03 Starr Couture, 325 E. Main Street

Mr. Wallace presented final details to the ARC.

Other Business

Mr. Wallace presented issues on the windows on the Salem United Methodist Church construction project.

Minutes

The minutes from March 9, 2006 were reviewed. Two changes were noted.

Ms. Troy made a motion to approve the minutes from March 9, 2006 with changes noted. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy, Petersen. Nay: None. Motion carried.

The minutes from March 23, 2006 were reviewed. No changes were noted.

Ms. Troy made a motion to approve the minutes from March 23, 2006. Mr. O'Donnell seconded the motion.

Aye: Coath, Plummer, O'Donnell, Troy, Petersen. Nay: None. Motion carried.

Adjournment

Ms. Plummer moved to adjourn the meeting. Ms. Troy seconded the motion. Voice note recorded all Ayes. The motion carried.

Meeting adjourned at 10:01 pm

Respectfully submitted,
Shannon Conroy
Recording Secretary

John Julian III, Chairperson
Architectural Review Commission